



2017 COMMISSION AGENDA

Regular Meeting Date: 11.15.2017

Planning Commission
Meeting:

First Wednesday of every
Month @ 7:00pm

Planning & Community
Development Department

1812 Main Street
Lake Stevens, WA 98258
(425) 377-3235

www.lakestevenswa.gov

Municipal Code

Available online:

www.codepublishing.com/WA/LakeStevens/

*Items attached

**Items previously
distributed

Items to be
distributed

- A. **CALL TO ORDER: 7:00pm**
Pledge of Allegiance
- B. **ROLL CALL**
- C. **GUEST BUSINESS**
- D. **ACTION ITEMS**
 - 1. Approval of minutes October 4, 2017
 - 2. Approval of minutes for October 18, 2017
 - 3. Approval of minutes for November 1, 2017
- E. **PUBLIC HEARING:**
 - 1. Marijuana Amendment LUA2017-0083

Public hearing presentation will follow the public hearing format listed below:

PUBLIC HEARING FORMAT

- 2. PC Chair Opens Public Hearing
- 3. Staff Presentation
- 4. Commission's questions for staff
- 5. Proponent's comments
- 6. Comments from the audience
- 7. Proponent rebuttal comments
- 8. Close public comments portion of hearing by motion
- 9. Re-open public comment portion of hearing for additional comments (optional)
- 10. Close Hearing by motion
- 11. **COMMISSION ACTION BY MOTION—Recommendation to Council**
 - A. Approve
 - B. Deny
 - C. Continue

- F. **COMMISSIONER REPORTS-**
- G. **PLANNING DIRECTOR'S REPORT-**
 - 1. Training opportunity
 - 2. Re-appointments
 - 3. Joint Meeting with City Council in January
- H. **ADJOURN**

SPECIAL NEEDS

The City of Lake Stevens strives to provide accessible opportunities for individuals with disabilities. Please contact Human Resources, City of Lake Stevens ADA Coordinator, at (425) 377-3227 at least five business days prior to any City meeting or event if any accommodations are needed. For TDD users, please use the state's toll-free relay service.

PLANNING COMMISSION REGULAR MEETING MINUTES

Community Center
1808 Main Street, Lake Stevens
Wednesday, October 4, 2017

CALL TO ORDER: 7:00 pm by Chair Jennifer Davis

MEMBERS PRESENT: Chair Jennifer Davis, Vicky Oslund, Tracey Trout, Karim Ali, Linda Hoult, Janice Huxford, Brett Gailey

MEMBERS ABSENT: None

STAFF PRESENT: Community Development Director Russ Wright, Senior Planner Machen, Associate Planner Roth, Assistant Planner Meis

OTHERS PRESENT: Shaun Preder, Dave Huber, Sally Jo Seibring, Michelle Hampton, CJ Antonyuk

Excused Absence: None

Guest business: None

Action Items: The minutes were approved for the September 6, 2017 meeting, as corrected. Commissioner Gailey made a motion to approve minutes and Commissioner Ali 2nd. Motion passed 7-0-0-0.

Discussion items- Community Development Director Russ Wright gave a briefing on I-502. The Commissioner wishes to keep it out of Frontier Village. Lively discussion ensued. The commission recommends only one retail shop until we are mandated to have two, and that it only be allowed in Industrial zones.

Planner Roth discussed Huber development site. Mr. Roth gave a history of the proposal. He explained that the City has come up with permit path to allow Storage Units to be applied for and would like to know the Commission's recommendation. The was a lengthy conversation in regards to how to proceed. Mr. Huber argued his project was consistent with Comprehensive Plan. Staff responded that it was in conflict with Comprehensive Plan. Planning Commission discussed three options for permitting this project. Outright permitted, Administrative Conditional Use(ACUP) permit or Conditional Use permit(CUP) were discussed with a consensus reached for Administrative Conditional Use Permit as their preferred route.

Commissioner Reports:

Commissioner Hoult attended a Snohomish County Tomorrow Steering Committee Assembly. It was the highest attended assembly in 23 years that she has been on this board.

Director Report: Community Development Director Wright introduced Josh Machen to the Commission. The City is helping with some downtown events, Safe Halloween and Winterfest.

Future agenda items Stormwater, Land Disturbance and High Urban Regulations.

Adjourn: Motion by Commissioner Hoult to adjourn Commissioner Trout 2nd. Motion carried 7-0-0-0. Meeting adjourned at 8:4 p.m.

Jennifer Davis, Chair

Jennie Fenrich, Clerk,
Planning & Community
Development

PLANNING COMMISSION REGULAR MEETING MINUTES

Community Center
1808 Main Street, Lake Stevens
Wednesday October 18, 2017

CALL TO ORDER: 7:00 pm by Chair Jennifer Davis

MEMBERS PRESENT: Chair Jennifer Davis, Janice Huxford, Vicky Oslund, Tracey Trout, Brett Gailey

MEMBERS ABSENT: Linda Hoult (excused), Karim Ali (not excused)

STAFF PRESENT: Planning and Community Development Director Russ Wright, Senior Planner Josh Machen, Stormwater Technician Leah Everett and Clerk Jennie Fenrich

OTHERS PRESENT: Rauchel McDaniel, Gary Petershagen, Michelle Hampton

Excused Absence: Commissioner Huxford made a motion to excuse Commissioner Hoult, Commissioner Trout 2nd, Motion carried 5-0-0-2.

Guest business None

Action Items: None

Discussion Items: Senior Planner Machen and Leah Everett reintroduced proposed code amendments related Stormwater and Low Impact Development regulations. Staff reviewed prior work by the city and Planning Commission as it related to the stormwater updates. Staff presented a power point presentation slideshow that focused on Low Impact Development (LID) techniques. The new manual emphasizes LID and requires all new developments to conduct a feasibility analysis and identify which LID techniques can be employed. Site assessment review of land at the beginning of the project would be required. Commissioner Huxford asked if the regulations were applicable to both residential and commercial projects. Staff responded that these regulations applied to both and let the commissioners know that the city is already requiring these techniques to be consistent with recent court decisions. Adopting the new manual stormwater manual and LID regulations are Statewide requirements. Discussion followed. Commissioner Gailey asked how vaults within developments are monitored if there is an inactive HOA. Leah Everett, Stormwater Engineering Tech, said there are several ways they are monitored. There is an inspection schedule and if there is a non-active HOA, the City can take ownership of the vault as a last resort. There are very few in the City limits that are not attended to privately.

Commissioner Reports: Commissioner Gaily attended the City Council meeting. Commission Huxford asked for confirmation that the numbers being quoted for retail and grow operations for marijuana be verified [Staff sent a follow-up email addressing this question, 53.06% of Lake Stevens voters approved allowing production, processing and retail sales]. Commissioner Huxford also asked that a year's accounting of attendance at Planning Commission be sent to Council.

Director Report: Community Development Director Russ Wright gave an update on a recent forum he attended hosted by the Master Builder Association on affordable and attainable housing. The need for housing diversity was discussed. He will be asking for Planning Commissions' recommendations to help with housing barriers, to include accessory dwelling units and micro-housing code language in the following year.

Future agenda items

1. Marijuana Public Hearing and Planning Commission recommendation
2. Storage Unit Public Hearing and Planning Commission recommendation
3. 2nd review of Stormwater Manual and Low Impact Development.

Adjourn: Motion by Commissioner Huxford to adjourn Commissioner Gailey 2nd. Motion carried 5-0-0-2. Meeting adjourned at 8:16 p.m.

Jennifer Davis, Chair

Jennie Fenrich, Clerk,
Planning & Community
Development

PLANNING COMMISSION REGULAR MEETING MINUTES

Community Center
1808 Main Street, Lake Stevens
November 1, 2017

CALL TO ORDER: 7:02 pm by Vice Chair Vicki Oslund

MEMBERS PRESENT: Vicky Oslund, Janice Huxford, Brett Gailey

MEMBERS ABSENT: Jennifer Davis, Linda Hoult, Tracey Trout (excused)
Karim Ali (not excused)

STAFF PRESENT: Community Development Director Russ Wright, Senior
Planner Josh Machen and Clerk Jennie Fenrich

OTHERS PRESENT: Rauchel McDaniel, Gary Petershagen, Michelle Hampton, 2
people from The Vault Cannabis, Angie Sievers with Master
Builders

Excused Absence: Commissioner Huxford made a motion to excuse Commissioner Davis, Commissioner Hoult, and Commissioner Trout. Commissioner Ali is unexcused, this noted but no motion could be made due to lack of quorum.

Guest business: None

Action Items: None – there was not a quorum.

Discussion Items: Senior Planner Machen gave a power point presentation on proposed amendments related to Stormwater, Low Impact Development (LID) and Land Disturbance to the municipal code. The intent of adopting new stormwater, LID and land disturbance regulations was to be compliant with the Department of Ecology mandates and provide options to developers and the city to implement LID techniques. Commissioner Gailey asked for clarification on the use of pervious surfaces and hard surfaces in developments. Senior Planner Machen explained the intent would be to allow 50% of the hard surfaces as impervious material and 15% would need to be pervious hard surfaces, such as porous concrete or other materials outlined by the Department of Ecology. Commissioner Huxford had input on new parking allowances in new Commercial Developments. She commented that she felt that the numbers of allowable compact spaces may have unintended consequences on Commercial businesses. Director Wright said these are optional guidelines. The intent of the proposed regulation leaves the developers some flexibility in their designs regarding parking stalls while meeting the goals of providing options to meet LID feasibility by reducing hard surfaces. Next in the presentation, Planner Machen spoke about best practices for house placement within the site. This includes bringing the setbacks forward and shortening driveways to leave more yard in the back. This will not change the requirements for two on-site parking stalls. Commissioner Gailey expressed concerns that by shortening driveways, the parking is naturally going to flow onto roads causing additional road hazards. Planner Machen acknowledges there is a balance in planning and parking. Commissioner Huxford asked for clarification on section 14.76 Maintenance of screen trees as it says trees need to be trimmed up to 8 feet off ground. Senior Planner Machen clarified the Maintenance section will be updated to address non-street trees and parking lot trees and whose responsible to maintain

these in commercial areas.

Commissioner Reports: Commission Huxford asked for the October 18, 2017 minutes be amended to state the 53.06% of Lake Stevens residents voted to allow marijuana retail stores be allowed in the City limits. She also asked that Planning Commission attendance records be sent to Council. Commissioner Oslund received a report from her nephew that the Safe Downtown Lake Stevens Halloween event was great. No report from Commissioner Gailey.

Director Report: The Master Builders Association sent a letter expressing their concerns with the new proposed code amendments for the 2012 Stormwater Manual and LID regulations. Community Development Director Russ Wright let the Commission know that staff is meeting with the Master Builders and Department of Ecology prior to the next Planning Commission meeting.

Future agenda items

1. Marijuana Public Hearing and Planning Commission recommendation
2. Storage Unit Public Hearing and Planning Commission recommendation
3. 3rd Review of Stormwater Manual and Low Impact Development.

Adjourn: Vice-Chair Oslund closed the meeting at 8:05 p.m.

Vicki Oslund, Vice Chair

Jennie Fenrich, Clerk,
Planning & Community
Development



Staff Report City of Lake Stevens Planning Commission

Planning Commission Public Hearing
Date: **November 15, 2017**

SUBJECTS: Marijuana Regulations LUA2017-0083

CONTACT PERSON/DEPARTMENT: Russ Wright, *Community Development Director*

SUMMARY: Amendments to the city's marijuana regulations to prohibit marijuana sales in the Commercial District.

ACTION REQUESTED OF PLANNING COMMISSION: Hold a public hearing and forward recommendation to the City Council.

BACKGROUND/HISTORY:

Washington state voters approved Initiative Measure No. 502 (I-502) November 6, 2012 to legalize the production, processing, sale and use of marijuana and marijuana products, purchased from state licensed stores. The Liquor and Cannabis Board (AKA Liquor Control Board) prepared state rules to implement I-502 as Chapter 314-55 of the Washington Administrative Code (WAC). The state has enacted several amendments since its initial adoption. Council analyzed relevant legal opinions, the community's voting record, the Planning Commission's recommendation and other implementing codes. During its legislative review, City Council considered the scope of regulations, protection of parks and schools, facility separation, market saturation, size restrictions and outright prohibition. The Lake Stevens City Council adopted local regulations to control the siting and administration of marijuana facilities and uses on February 10, 2014. City Council amended the city's rules on May 10, 2016 following a public process covering modified definitions, changes in medical marijuana standards and revisions to production and processing facilities – there was no change to the number of allowed retail locations

Earlier this year, City Council indicated that it would re-examine the number of allowed marijuana retail locations based on public comment received from an interested retailer. On May 05, 2017, the city received a citizen-initiated application to amend the municipal code to allow a second retail location (**Exhibit 1**). The current state allocation for marijuana facilities in Lake Stevens is two. The applicant submitted a narrative (**Exhibit 2**) that describes compliance with the comprehensive plan, growth management act and state law.

At the June 21st and September 6th meetings, commission members discussed the proposal and concerns about the existing regulations. There was a desire on behalf of some commission members to restrict marijuana sales in the Commercial District. Staff presented the following options for consideration:

1. Adopt the changes to the regulations as presented;
2. Restrict the total number of marijuana retailers at two citywide;
3. Prohibit the retail sales of marijuana in the Commercial District outright;

4. Require an administrative or conditional use permit for retail marijuana sales citywide to provide more oversight of businesses to ensure that all potential impacts to adjacent businesses and neighborhoods are taken in to consideration following public notice and comment; and
5. Require a 1,000-foot lineal separation between marijuana retailers to ensure that there is not a concentrated block of retailers.

At the end of the meeting, there was not agreement among commission members to recommend one of the options provided. A portion of the commission believed the number of retail outlets should be maintained at one, while others believed the land use should be restricted to the industrial zones.

Staff met with City Council to discuss the proposed code amendment requesting a second marijuana retail location. Staff provided a background related to the evolution of marijuana regulations in the city. Staff also shared the major points of the Planning Commission's discussions, specifically that there was not support for a second location particularly in the proposed area near Frontier Village. Some Councilmembers shared similar concerns about a second location and the proposed location. There was discussion about further limiting the location of marijuana sales to the industrial districts. There was a dissenting council opinion noting that marijuana was a legal product and should be allowed within the confines of the law and city regulations comparing marijuana sale to liquor and tobacco sales. Council recommended that the matter be referred to the Planning Commission for a final recommendation following a public hearing. Council's discussion was relayed to the Planning Commission on October 4, 2017. There was consensus to move to a public hearing with direction to limit sales to the industrial zones and maintain the number of retail locations to one. The final recommended language follows.

Section 14.38.020(b)(4)(vi) of the Lake Stevens Municipal Code) is hereby amended to read as follows, ~~Marijuana retail facilities are permitted, subject to Section 14.44.097.~~ "Marijuana facilities are not allowed."

Since the last Planning Commission, staff distributed the proposal to affected agencies, the Department of Commerce for the mandatory review under GMA and SEPA. No comments from agencies were received. Staff also notified property owners within 300-feet of properties that currently allow marijuana sales. Public comment received is enclosed.

FINDINGS AND CONCLUSIONS:

1. Compliance with selected Land Use & Economic Development Goals of the Comprehensive Plan

- Land Use Goal 2.10: Ensure that land uses optimize economic benefit and the enjoyment and protection of natural resources while minimizing the threat to health, safety and welfare.
- Economic Development Goal 6.4: Support employment growth in the city.
- Economic Development Goal 6.8: Support businesses and job creation.

Conclusions – The proposed code amendments are consistent with several Comprehensive Plan goals.

2. Compliance with the State Environmental Policy Act (SEPA)(Chapter 97-11 WAC and Title 16 LSMC)

- Staff received an environmental checklist for the proposed code revisions, dated May 05, 2017.
- The SEPA official issued a Determination of Nonsignificance on October 18, 2017 (**Exhibit 3**).

- The city has not received any appeals related to the SEPA determination.

Conclusions – The proposed code amendments have met local and state SEPA requirements.

3. Compliance with the Growth Management Act (RCW 36.70A.106) (Exhibits 4a-4b)

- The city requested expedited review from the Department of Commerce on October 12, 2017.
- The Department of Commerce granted approval of expedited review on October 30, 2017.
- Staff will file the final ordinance with the Department of Commerce within 10 days of City Council action.

Conclusions – The proposed code amendments have met Growth Management Act requirements.

4. Public Notice and Comments

- The city published a notice of SEPA determination in the Everett Herald on October 18, 2017.
- The city published a notice of Public Hearing in the Everett Herald on October 25, 2017.
- The city notified interested parties of the SEPA DNS and public hearing at the same times.
- The city mailed postcards to affect property owners in an around the Commercial District (Exhibit 5).
- 12 Public Comments have been received (Exhibit 6a – 6k).

Conclusions – The City has met public notice requirements per Chapter 14.16B LSMC.

RECOMMENDATION: Forward a recommendation to the City Council to **APPROVE** the proposed code amendment to Section 14.38.020(b)(4)(vi) of the Lake Stevens Municipal Code) as follows, ~~Marijuana retail facilities are permitted, subject to Section 14.44.097.~~ "Marijuana facilities are not allowed."

ATTACHED:

1. Application
2. Narrative
3. DNS
4. Commerce Review
 - a) Review Request
 - b) Approval email
5. Notice Distribution map
6. Public Comment



Planning and Community Development
1812 Main Street, P O Box 257
Lake Stevens WA 98258
Phone Number (425) 377-3235

To Be Completed By Staff

Date of Application: _____

Staff Initials: _____

Permit Number: LA 2017-0083

**TYPE IV, V AND VI - COUNCIL DECISIONS
LAND USE DEVELOPMENT APPLICATION**

CHECK ONE

TYPE IV – Quasi-judicial

- ☐ Essential Public Facility
☐ Planned Neighborhood Development
☐ Rezone – Site Specific Zoning Map Amendment
☐ Secure Community Transition Facility
☐ Type IV Other: _____

TYPE V – Quasi-judicial

- ☐ Final Plats
☐ Plat Alterations
☐ Plat Vacations
☐ Right-of-Way Vacations
☐ Type V Other: _____

TYPE VI – Legislative

- ☐ Comprehensive Plan Amendment, Map and Text
☐ Development Agreements
☒ Land Use Code Amendments
☐ Rezones – Area Wide Zoning Map Amendments
☐ Type VI Other: _____

ARE ANY LOWER LEVEL PERMITS REQUIRED? Yes ☐ No ☒ Describe: _____

Property Information	Site Address: <u>909 Frontage RD. Lake Stevens WA, 98258</u>			
	Assessor Parcel No: <u>0150000201</u>	Area of property	Square Feet: <u>2640</u>	Acres: <u>0.53</u>
	Land Use Designation: <u>Retail</u>		Zoning:	
	Number of Buildings on Site/: <u>1</u>		Number to be Retained: <u>1</u>	
	Existing Impervious Surface Area:		Proposed Impervious Surface Area:	
Applicant	Name/Company: <u>SMP Retail LLC</u>			
	Address: <u>PO Box 1429</u>		City/State/Zip: <u>Lake Stevens WA, 98258</u>	
	Phone: <u>425-471-0283</u>		Applicants relationship to owner:	
	Fax:		Email: <u>SMPreder@gmail.com</u>	
Primary Contact	Name/Company: <u>Shawn Preder</u>			
	Address: <u>PO Box 1429</u>		City/State/Zip: <u>Lake Stevens WA, 98258</u>	
	Phone: <u>425-471-0283</u>		Email: <u>SMPreder@gmail.com</u>	
	Fax:			

Property Owner	Name/Company:				
	Address:		City/State/Zip:		
	Phone:		Email:		
	Fax:				
Project Description	Grading Quantities		Cut:		Fill:
	Proposed project/land use (attach additional sheets if necessary):				
	USE EXISTING SPACE FOR RETAIL.				
Building Information	Gross Floor Area of Existing and Proposed Buildings:				
	Bldg 1: 2640	Bldg: 2	Bldg 3:	Bldg 4:	Bldg 5:
	Gross Floor Area by Use of Buildings (please describe use as well as floor area):				
	Use 1: 2640				
	Use 2:				
	Use3:				
	Use4:				

You may not begin any activity based on this application until a decision, including the resolution of any appeal, has been made. Conditions or restrictions may be placed on your permit if it is approved. After the City has acted on your application, you will receive notice of the outcome. If an appeal is filed, you may not begin any work until the appeal is settled. You may also need approvals from other agencies; please check this before beginning any activity.

This application expires 180 days after the last date that additional information is requested (LSMC 14316A.245)

If you suspect that your site contains a stream or wetland or is adjacent to a lake, you may need a permit from the state or federal government.

I DECLARE UNDER PENALTY OF THE PERJURY LAWS THAT THE INFORMATION I HAVE PROVIDED ON THIS APPLICATION IS TRUE, CORRECT AND COMPLETE.


Signature of Property Owner/Agent


Date of Application

By affixing my signature I certify that I am the legal owner of the property for which this application is issued or an authorized agent of the owner.



Planning and Community Development
1812 Main Street, P O Box 257
Lake Stevens WA 98258
Phone Number (425) 377-3235

To be completed by staff

Date of Application: _____

Staff Initials: _____

Permit Number: _____

STATEMENT OF OWNERSHIP/APPLICANT AUTHORITY

I certify or declare under penalty of perjury under the laws of the state of Washington that:

1. This application is authorized by the all the land owners with authority to bind the land/property;
2. That the developer is operating under the landowner's authority;
3. That the developer and/or landowner is either an individual or a duly formed and qualified corporation, partnership, or other legal entity; and
4. That the person signing all applications or other legal documents is authorized by the legal entity and/or landowner to do so; and
5. That the application and submittals are true and correct to the best of my information.

Applicant

Signature: [Signature]

Name: Shawn Preder

Address: 2583 85th AVE NE
Lake Stevens WA 98258

Phone: 425-471-0283

Email address: shpreder@gmail.com

Property Owner(s)

Signature: [Signature]

Name: Heidi A. Groome, Manager

Address: 9612 - 132nd St NE
Arlington WA 98223

Phone: 425 249 6506

Email address: heidigroome@washtruck.com

Signature: _____

Name: _____

Address: _____

Phone: _____

Email address: _____

on behalf of Esart, LLC

NOTE ON ENTERING PROPERTY

The City of Lake Stevens may enter onto the property, which is the subject of this application during the hours of 7:00 a.m. to 5:00 p.m., Monday – Friday, for the sole purpose of inspecting the limited area of the property, which is necessary to process this application. In the event the City determines that such an inspection is necessary during a different time or day, the City employees or agents will contact applicant verbally or in writing at least 24 hours before entering.

LEGAL DESCRIPTION

Parcel # 00518000000201

Montlake Plat of PIR 000 D-01 - That Portion Lots 2
and 3 DAF - Bcg. at ELY COR SD LOT 3 TH N89°40'00"
W 40.07 FT TO ELY MGN SEC 5/HY 1-A SR 9 TH
N24°00'22"W ALG SD ELY MGN 208.45 FT TH CONT
ALG SD MGN N07°16'52"



File No. LUA2017-0083
Narrative Statement

Introduction

Mr. Shaun Preder (Mr. Preder) is an experienced cannabis entrepreneur who has been involved in I-502 since the Washington State Liquor and Cannabis Board (WSLCB) began taking applications in 2013.

In addition to running successful stores in Wenatchee and Tacoma, Mr. Preder has an exemplary record with WSLCB as relates to following the administrative guidelines in Washington Administrative Code 314-55 et seq.

Mr. Preder's experience in Wenatchee and Tacoma has provided him with the important and unique experience of working with a small, local government concerned about the health, welfare, and safety of its residents. Mr. Preder understands that listening to and working with local governments is of vital importance to the communities in which he does business.

However, Mr. Preder understands that every locale is a bit different. At his request, we have reviewed Lake Steven's Comprehensive Plan (LSCP). Mr. Preder has taken it upon himself to explain, in detail, how his business intent will be compatible with the goals of the LSCP.

While he is our client, it is clear to us that he is willing and eager to work with Lake Stevens to ensure the goals of his business and the community are in alignment. We believe you will strongly agree with our assessment.

In support of the proposed municipal code amendment to increase the number of marijuana retailers, we specifically will address whether Mr. Preder's plan is (1) consistent with the adopted Lake Stevens Comprehensive Plan; (2) compliant with the Growth Management Act; and (3) serves to advance public health, safety and welfare.

Mr. Preder's plan is consistent with Lake Stevens Comprehensive Plan (LSCP)

Mr. Preder understands and appreciates Lake Stevens's goal to maintain a vibrant sustainable community that provides a positive development atmosphere and maintains a strong community image with excellent schools and neighborhoods.

The Importance of Experience in a Regulated Industry

A community's vibrancy is depends upon its diversity, and the diversity of businesses it offers. While it may be unreasonable to expect everyone to accept Washington's cannabis experiment, we can all agree that, if cannabis is going to be consumed by the residents of Lake Stevens (as must be beyond doubt), then any such activity must be undertaken in a highly regulated fashion to ensure the image of Lake Stevens is enhanced by virtue of allowing additional cannabis retailers.



Mr. Preder is uniquely suited to this goal, because he has a positive administrative record, a fantastic working relationship with WSLCB, and the core know-how and key, compliance affiliates to make sure his businesses follow the rules.

The Importance of a Fair Wage and Opportunities to Advance

Mr. Preder is also aware of Lake Stevens focus on responsible sustainability that is manifested through environmental protection, conscientious community development and sound economic policy, and is excited to open a business that will provide a job at a fair wage to individuals that might otherwise struggle to find employment in the current economic environment.

Retail positions such as those offered by Mr. Preder are generally considered entry level positions that do not require advanced education. However, these positions typically pay better than other, non-cannabis retail operations, and most certainly offer better opportunities for advancement in a new field. Unlike many of the “big box” retail stores that come to small, local communities with the intent of exploiting low-skilled labor, Mr. Preder’s business model is one that relies upon low turnover, fostering strong staff relations, and making sure employees economic, as well as personal, needs are met.

Consistency with Community Goals

Lake Stevens residents’ responses to a community survey lend further support to expanding the retail, cannabis licenses in the city, particularly for Mr. Preder.

Retail businesses were identified as a priority for Lake Stevens, alongside high end tech and professional office jobs. Mr. Preder’s business is the sale of retail cannabis, and therefore meets that definition. However, there is an even more important point related to Lake Stevens’s goals of attracting more tech-based employees.

While the sale of cannabis is not directly tied to the technological sector, there are strong overlaps, and many of the most recently successful tech startups, including Leafly, Biotrack, and Greenbits, are all multi-million dollar companies exclusively servicing the cannabis commerce sector.

Additionally, one fact is quite clear. Broadly speaking, the individuals working in these sectors are younger professionals that tend to strongly support and consume cannabis. If Lake Stevens wants to attract the sorts of companies and individuals associated with the “new economy” then Lake Stevens should embrace cannabis as part of that the new economy. Lake Stevens’s expansion of the cannabis experiment sends a strong message that it’s a dynamic, flexible, community willing to consider common sense changes that grow its economy in a safe manner.

Finally, Lake Stevens has a vision for economic development that includes a sustainable local economy by supporting a varied job sector for residents, promoting excellent shopping and service options, providing a stable and predictable permitting process, and fostering accountable government oversight of public funds, because 25% of survey respondents indicated economic development (increased shopping and jobs) should be a priority, followed by public services over the next 20 years.



With this in mind, Lake Stevens should allow for more competition amongst its cannabis purveyors, because competition is the best way to ensure the residents of Lake Stevens have access to the most compliant, friendly, and successful retail cannabis stores possible.

Excellent Schools and Neighborhoods

One might reasonably ask themselves, “How does allowing for the retail sale of cannabis improve our schools, neighborhoods, and community?” This is a fair question that we will answer directly.

The residents of Lake Stevens have every right and reason to be proud of their community, and part of this pride must surely extend to the goal of ensuring a drug free environment in schools, playgrounds, and the many children of the neighborhoods within the community, generally.

In considering allowing additional retail, cannabis businesses, Lake Stevens is actually asking a tremendously important question: What is the *best* way to keep our children safe?

All of the data available so far suggests one very clear conclusion: legalized cannabis makes the community safer, because drug dealers don’t check for identification.

Mr. Preder and his trained, experienced staff *do* check for identification, because the state requires him to, and because he is a committed business person operating in the light of day with a track record of operational compliance.

Mr. Preder is able and willing to work with the local community and address the concerns of the community in a manner that would be inconceivable for the average black market drug dealer. Mr. Preder believes, and hopes Lake Stevens agrees, that the answer to a safer community with great schools, parks, and playgrounds is regulations that were passed by voters that share these same concerns.

Other Benefits

Mr. Preder’s plan will also include these benefits:

- Excise tax will be a critical financial injection to the city (direct economic growth).
- Valid expectation that other business establishments will see an increase in traffic after another retail location is added (specifically restaurants).
- Fosters government accountability in the sense that approving the amendment would show that the City Council’s top priority is the growth and progression of Lake Stevens.



Mr. Preder's Plan is Compliant with Growth Management Act

What is the GMA?

The Washington State Growth Management Act (GMA) requires state and local governments to manage Washington's growth by identifying and protecting critical areas and natural resource lands, designating urban growth areas, preparing comprehensive plans, and implementing them through capital investments and development regulations.

The Legislature found that uncoordinated and unplanned growth poses a threat to the environment, sustainable economic development, and the high quality of life enjoyed by residents of the State. The GMA requires counties of a certain size and growth rate, and the cities within them, to adopt comprehensive plans and development regulations which are guided by 14 goals:

1. Focus urban growth in urban areas
2. Reduce sprawl
3. Provide efficient transportation
4. Encourage affordable housing
5. Encourage sustainable economic development
6. Protect property rights
7. Process permits in a timely and fair manner
8. Maintain and enhance natural resource-based industries
9. Retain open space and habitat areas and develop recreation opportunities
10. Protect the environment
11. Encourage citizen participation and regional coordination
12. Ensure adequate public facilities and services
13. Preserve important historic resources
14. Goals and Policies of the Shoreline Management Act

Cannabis generally and Mr. Preder's business specifically are totally compatible with each and every one of these goals, because of our shared vision for sustainable economic development. Mr. Preder is proud that cannabis licensed businesses direct funds towards cities like Lake Stevens, which allow the taxes generated by owners such as Mr. Preder to advance all of the above goals.

Further, legalized cannabis is good for the environment, because it eliminates illegal grows that often occur on public lands, and pose threats of fire, pollution, and other spoliation of our state's natural beauty. Mr. Preder is legally required to avoid purchasing from any company that fails to adhere to the various administrative requirements of the WSLCB, which include a very specific and highly regulated requirement around pesticide use. *See* WAC 314-55-084. Obviously, black market operators are neither interested nor able to ensure their operations are similarly sustainable.



Mr. Preder's Plan Serves to Advance Public Health, Safety and Welfare of Lake Stevens

Washington's Voters Correctly Decided Federal Prohibition is a Failed Policy

Lake Stevens has a duty to see to the health, safety, and welfare of its community. Lake Stevens clearly understands that part of that responsibility considering new approaches to that all important goal.

About five years ago, Washington's voters resoundingly decided that the policies of the last century have failed to keep us safe, and those pioneers of the cannabis industry are committed to a new direction: participation in a state system designed to regulate the sale of cannabis to adults in a way that maximizes the health and safety of Washingtonians and to controls the cannabis industry to further public health objectives.

Washington state, and the WSLCB, have brought together representatives from all communities and backgrounds and the result is an agenda that protects children and consumers by encouraging "seed to sale" tracking, and eliminates black market "diversion."

This agenda undermines the black market scourge of our communities. Reliance on responsible individuals who have been vetted by the state, (with help from the Federal Bureau of Investigation) decreases the likelihood that children will be approached by unregulated drug dealers.

Conclusion: Understanding the Real Policy Implications

Lake Stevens should expand the number of cannabis licenses, because doing so is (1) consistent with the adopted Lake Stevens Comprehension Plan; (2) compliant with the Growth Management Act; and (3) serves to advance public health, safety and welfare, as well as the broad legislative goals, and community aspirations these above items represent.

Ultimately, the question of whether to expand cannabis operations within Lake Stevens is a complex and multifaceted decision. However, one point is critical for the city to properly understand the choice it faces in deciding to expand the current number of cannabis licensees.

The choice is not about how much cannabis will be allowed to be sold within the city, because, unfortunately, the black market ensured that goal is unachievable. Indeed, the federal government, with virtually unlimited resources and half a century of implementation failed to achieve any success whatsoever. While reasonable minds may disagree with cannabis use, the failure of prohibition is not up for debate among those who have objectively reviewed the evidence to include a majority of Washintonians.

The true question presented to the community is *who* the community would like to see service this demand, and to what degree such individuals are able or willing to work with the city to pursue its highly important goals.



The choice is between a drug dealer who will not employ anyone, not pay wages, not check identification, not share any profits with the local government, and who will not be bothered to ensure young children do not have access to cannabis. Rest assured that every individual in this category in Lake Stevens is hoping that the city denies Mr. Preder's request.

Alternatively, Lake Stevens may look to someone who willingly submitted to and successfully passed a FBI criminal background check in order to pursue a lawful state business in an open and transparent fashion. Lake Stevens may also understandingly look for someone who is experienced in operating multiple compliant state-licensed retail cannabis stores.

Lake Stevens has the opportunity to work with someone who is committed to this goal, excited to work with the community and become a part of it, while providing economic opportunities, ensuring its children are kept safe, and generating tax revenues to make sure its neighborhoods, parks, and playgrounds remain pristine.

Lake Stevens can and should look to the future, and insist that, if cannabis sales cannot be avoided, then they should be highly regulated and proceed in a manner that is consistent with the goals of the community. For these reasons, we request that you approve the addition of more licenses to Lake Stevens, and particularly the application of Mr. Shaun Preder.



DETERMINATION OF NONSIGNIFICANCE

Issuance Date: October 18, 2017

Project Name (No.): Amended Marijuana Regulations (LUA2017-0083)

Proponent: City of Lake Stevens

Applicant: City of Lake Stevens, 1812 Main Street, P.O. Box 257, Lake Stevens, WA 98258

Description of Proposal: The scope of this non-project action is to consider changes to the city's marijuana land use regulations including a citizen initiated request to allow a second retail location and planning commission recommendation to prohibit retail sales in the Commercial District.

Project Location: The proposed regulations would restrict marijuana facilities to the city's Light Industrial and General Industrial zoning districts.

Contact Person: Russ Wright, Community Development Director

Phone: (425) 212-3315

Threshold Determination: The City of Lake Stevens, acting as lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement is not required under RCW 43.21.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below.

SEPA Responsible Official: Russ Wright

Russ Wright, Community Development Director

Comments on the Threshold Determination: If you would like to comment on this Threshold Determination, your written comments should be sent to the address below by **November 1, 2017**. The Responsible Official may incorporate any substantial comments into the DNS. If the DNS is substantially modified, it will be reissued for further public review.

Appeals: You may appeal this determination of non-significance by submitting an appeal to the address below no later than 4:00 PM, **November 1, 2017**. The appeal must be in written form, contain a concise statement of the matter being appealed and the basic rationale for the appeal. A fee is required per the City's Fee Resolution. Please note that failure to file a timely and complete appeal shall constitute a waiver of all rights to an administrative appeal under City code. All comments or appeals are to be directed to City Hall, P.O. Box 257, Lake Stevens WA, 98258, Attn: Russ Wright.



Department of Commerce

Innovation is in our nature.

Notice of Proposed Amendment Request for Expedited Review

Pursuant to RCW 36.70A.106(3)(b), the following jurisdiction provides notice of a proposed development regulation amendment and requests expedited state agency review under the Growth Management Act.

*****Under statute, proposed amendments to comprehensive plans are not eligible for expedited review. The expedited review period is 10 business days (14 calendar days).***

(If needed, you may expand this form and the fields below, but please try to keep the entire form under two pages in length.)

Jurisdiction:	City of Lake Stevens
Mailing Address:	PO Box 257, Lake Stevens WA 98208
Date:	October 12, 2017

Contact Name:	Russ Wright
Title/Position:	Community Development Director
Phone Number:	425-212-3315
E-mail Address:	rwright@lakestevenswa.gov

Brief Description of the Proposed/Draft Development Regulations Amendment: <i>(40 words or less)</i>	The scope of the project is to consider changes to the city's marijuana land use regulations including a citizen initiated request to allow a second retail location and planning commission recommendation to prohibit retail sales in the Commercial District.
Public Hearing Date:	Planning Board/Commission: November 15, 2017 Council/County Commission: December 5, 2017
Proposed Adoption Date:	December 5, 2017

REQUIRED: Attach or include a copy the proposed amendment text.

Section 14.38.020(b)(4)(vi) of the Lake Stevens Municipal Code) is hereby amended to read as follows, ~~Marijuana retail facilities are permitted, subject to Section 14.44.097.~~ "Marijuana facilities are not allowed."

From: [COM GMU Review Team](#)
To: [Russell Wright](#)
Cc: [Andersen, Dave \(COM\)](#)
Subject: 24236, City of Lake Stevens, Expedited Review Granted, DevRegs
Date: Monday, October 30, 2017 6:26:09 AM

Dear Mr. Wright:

The City of Lake Stevens has been granted expedited review for the: Proposed amendment to consider changes to the city's marijuana land use regulations including a citizen initiated request to allow a second retail location and planning commission recommendation to prohibit retail sales in the Commercial District. This proposal was submitted for the required state agency review under RCW 36.70A.106.

As of receipt of this email, the City of Lake Stevens has met the Growth Management Act notice to state agency requirements in RCW 36.70A.106 for this submittal. For the purpose of documentation, please keep this email as confirmation.

If you have any questions, please contact reviewteam@commerce.wa.gov



----- CITY OF -----
LAKE STEVENS
 LUA2017-0083 Mailing Distribution

*Protected entities are those entities described in WAC 314-55-050 (10) and are subject to a 1,000 foot separation from marijuana facilities.

Properties outside the protective buffer with appropriate zoning may have marijuana uses subject to review & approval

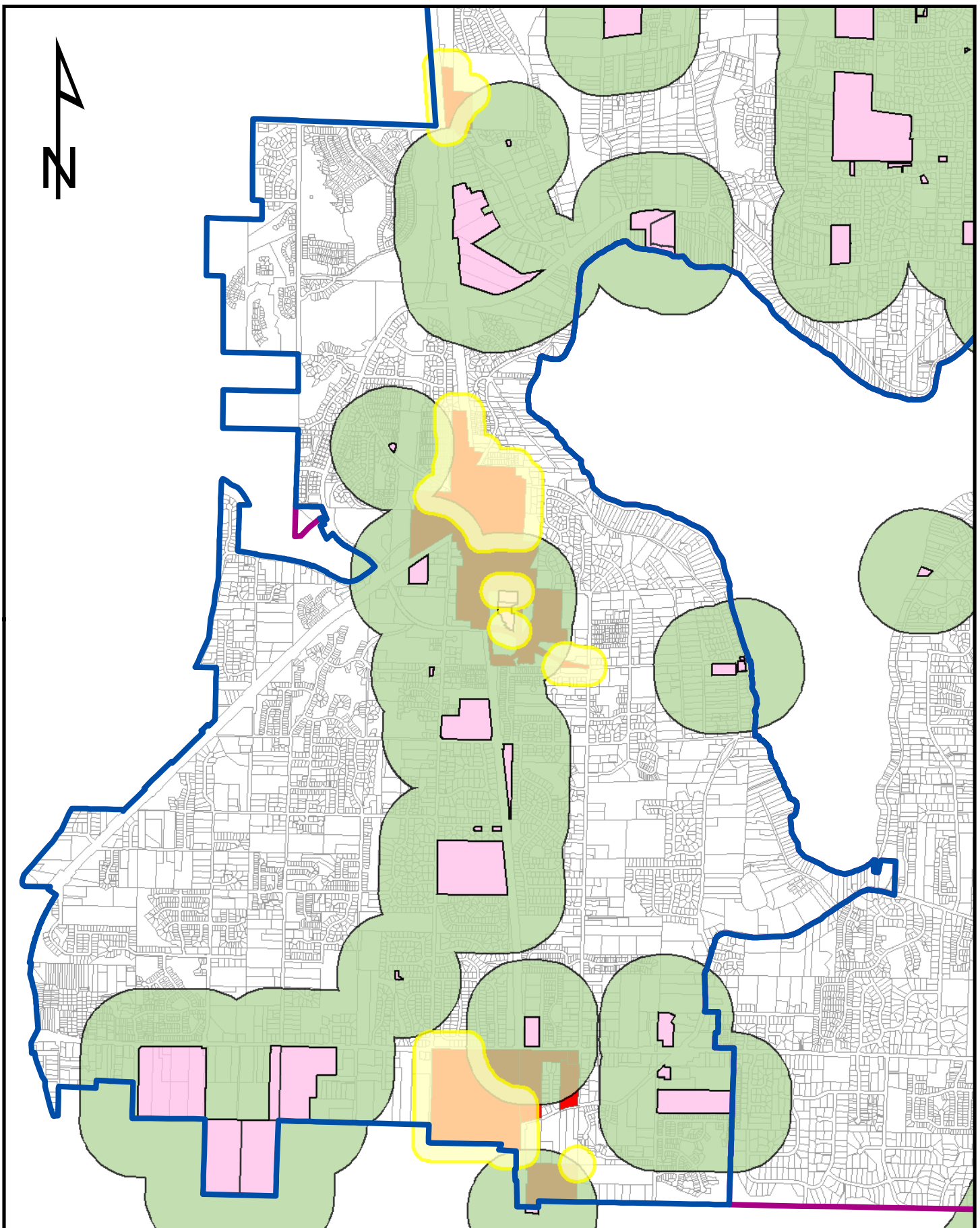
Public Notice has been provided to property owners within the affected Commercial District properties and to property owners within 300-feet of these locations.

Features

- City of Lake Stevens
- Unincorporated UGA
- 300 foot mailing buffer
- 1000-Buffer
- Protected Entities*

Zoning

- CD



From: [Kim Daughtry](#)
To: [Russell Wright](#)
Subject: FW: Marijuana shop
Date: Tuesday, October 3, 2017 7:41:13 PM

Could you ensure that her email is included for tonight's planning commission meeting.

Thanks

Kim Daughtry

From: Ashley Bryan [mailto:abbryan91@gmail.com]
Sent: Tuesday, October 3, 2017 9:27 AM
To: Kim Daughtry <kdaughtry@lakestevenswa.gov>
Subject: Marijuana shop

Dear council member,

I want my voice to be heard in this city I am choosing to raise my family in. I do NOT support the idea of implementing another recreational marijuana shop nor moving it into our more industrial zones. There are two shops, one on each side of our city, that are easily accessible to those wanting to purchase marijuana. These are in zones not overpopulated with children or people who have to smell or see the product unless they choose to. It would be a shame to have lake Stevens, a city known for its good school districts and family raising atmosphere, to lose that appeal in order to appeal more to people who want to recreationally smoke marijuana. This is a family town and that's where our focus should be. I'm sure many of us raising families here would be willing to even have an increase in taxes to avoid imposing the city more with these pot shops. Please take my voice into consideration.

Thanks,
Ashley Bryan

From: [Kim Daughtry](#)
To: [Russell Wright](#)
Subject: FW: Meeting October 4th
Date: Tuesday, October 3, 2017 7:40:46 PM

Could you ensure that her email is included for tonight's planning commission meeting.

Thanks

Kim Daughtry

From: Staci [mailto:srl7698@hotmail.com]
Sent: Tuesday, October 3, 2017 11:45 AM
To: Kim Daughtry <kdaughtry@lakestevenswa.gov>
Subject: Meeting October 4th

Dear City Council Members,

As a concerned citizen of this city, I feel the need to let my voice be heard regarding the issue of allowing another legal marijuana store in the city and moving the current one closer to town. I strongly oppose both of these actions for many reasons. Beyond the moral reasons that I hold, there are many other questions that this action brings to mind that I beg you to consider as this decision is being made. Although money is needed to build a community I do hope that profit-driven greed does not outweigh the social responsibility it takes to build a stable, upstanding community. Will this type of business create the community that the productive citizens of Lake Stevens want?

One of the concerns I have is that drivers under the influence of marijuana have a harder time concentrating and maintaining attention on the road, and can decrease coordination, according to the National Highway Transportation Safety Administration. Yet the tools that cops use to detect whether people are driving under the influence of weed are sometimes inadequate. Not only are the tools inadequate but with the increase of marijuana in our community, we are also going to need to invest in quality equipment and quantity due to the fact of more people using. This will also increase the number of man hours it will take to patrol the streets of Lake Stevens to keep our community safe. Do we as a city have the extra funds to invest in that even with the taxes collected for the sale of this product?

There are also a number of studies suggesting cannabis could have negative health effects for users. Cannabis smoke contains thousands of chemicals, including over 50 known carcinogens. As a citizen, mother of three boys and woman that is very active in the youth sports community, I am concerned about the increased availability it will provide for the youth of our city. Younger brains are still developing and are at high risk of long-term negative consequences of smoking or eating marijuana products. Bringing this drug into our community will broaden the access to our youth.

Please vote NO to bringing more of this type of business in our hometown. Let our community be set apart from the rest as a thriving community that family focused. Thank you for listening and honestly looking at what our community wants as a whole.

Sincerely,

Staci Lynch

From: [Kim Daughtry](#)
To: [Russell Wright](#)
Subject: FW: No marijuana!
Date: Tuesday, October 3, 2017 8:12:20 PM

Here is another one.

From: Nancy Farmer [mailto:gardenmom2002@msn.com]
Sent: Tuesday, October 3, 2017 7:59 PM
To: Kim Daughtry <kdaughtry@lakestevenswa.gov>; Kurt Hilt <khilt@lakestevenswa.gov>; Kathy Holder <kholder@lakestevenswa.gov>; Rauchel McDaniel <rmcdaniel@lakestevenswa.gov>; Gary Petershagen <gpetershagen@lakestevenswa.gov>; Marcus Tageant <mtageant@lakestevenswa.gov>; Todd Welch <twelch@lakestevenswa.gov>
Subject: No marijuana!

Dear Council Members,

Please do not allow another marijuana business into our city boundaries! I feel very strongly that this would be a step in the wrong direction for the welfare of the public. And do NOT allow the current one to move by Chevron in Frontier Village! What a mistake you are making!

Nancy Farmer

From: [Kim Daughtry](#)
To: [Russell Wright](#)
Subject: FW: NO more marijuana shops
Date: Tuesday, October 3, 2017 7:42:10 PM

Could you ensure that her email is included for tonight's planning commission meeting.

Thanks

Kim Daughtry

From: John Spencer
Sent: Tuesday, October 3, 2017 10:45 AM
To: Heidi Lawson <sorella_tate@hotmail.com>; Kim Daughtry <kdaughtry@lakestevenswa.gov>; Kurt Hilt <khilt@lakestevenswa.gov>; Kathy Holder <kholder@lakestevenswa.gov>; Rauchel McDaniel <rmcdaniel@lakestevenswa.gov>; Gary Petershagen <gpetershagen@lakestevenswa.gov>; Marcus Tageant <mtageant@lakestevenswa.gov>; Todd Welch <twelch@lakestevenswa.gov>
Subject: RE: NO more marijuana shops

Thank you for your email. The council gave staff strong direction along the lines you express in your email.

Also, thanks for your kind remarks. We have a wonderful city that is very family oriented. We will work to keep it that way!

From: Heidi Lawson [mailto:sorella_tate@hotmail.com]
Sent: Tuesday, October 3, 2017 9:23 AM
To: Kim Daughtry <kdaughtry@lakestevenswa.gov>; Kurt Hilt <khilt@lakestevenswa.gov>; Kathy Holder <kholder@lakestevenswa.gov>; Rauchel McDaniel <rmcdaniel@lakestevenswa.gov>; Gary Petershagen <gpetershagen@lakestevenswa.gov>; Marcus Tageant <mtageant@lakestevenswa.gov>; Todd Welch <twelch@lakestevenswa.gov>; John Spencer <jspencer@lakestevenswa.gov>
Subject: NO more marijuana shops

I am reaching out to each of you as I am aware that the City Council is about to decide on two critical measures regarding marijuana in our city. I absolutely oppose (1) a second marijuana shop location and (2) allowing any marijuana shop inside the commercial district. We NEED to set our city apart from those around us. We are a family focused community and do not need to allow easier access to marijuana (legal or not!) to those in our community. You each have the opportunity to make a difference and continue to improve our beautiful city, not bring it down. More marijuana gives the wrong image to our town. Let's continue to work together on family-focused business, projects, and positive recreation activities as you plan for the future growth of our town. I have been incredibly impressed with what Mayor Spencer has done during his short tenure already and would love to see things continue in that positive direction. Let's bring revenue into our city by continuing to explore options that benefit our

youth (I am definitely in the bowling alley/movie theatre category!) There are so many ways to boost business in our town and marijuana should not be one of them. It will drive other reputable and beneficial businesses away and does not have a place either in our town or in our commercial district.

Thank you very much,

Heidi Lawson

From: [Keith Bruce](#)
To: [Kim Daughtry](#); [Kurt Hilt](#); [Kathy Holder](#); [Rauchel McDaniel](#); [Gary Petershagen](#); [Marcus Tageant](#); [Todd Welch](#); [Russell Wright](#)
Subject: The Joint in Lake Stevens
Date: Tuesday, October 10, 2017 6:51:23 AM

Good Morning,

I wanted to first thank you folks for taking the time to read my email.... I have known Shaun Preder for many years and we have both coached hundreds of kids in the Lake Stevens School District. He is a great person and huge family man. Both of our kids are athletes at Lake Stevens High School.

I am asking that you will please vote yes for him opening The Joint in Lake Stevens. I feel there is a lot of ignorance in society as a whole when it comes to marijuana.... I personally do not take recreational marijuana but I have seen numerous benefits of its use and have seen it help people suffering from cancer...

I can bump into a bar every two blocks in this city and feel marijuana is far less dangerous to society than alcohol or meth....

Thanks so much for your valuable time and consideration!!!

Take Care,

Keith C Bruce-Jones
Designated Broker
U.S. Veteran Owned Business
Rapport Leadership Int'l Master Graduate
Keith@soundpointre.com
206.226.4663(HOME)
www.SoundPointRealEstate.com

Mail



From: [Lynda Routh](#)
To: [Kim Daughtry](#); [Kurt Hilt](#); [Kathy Holder](#); [Rauchel McDaniel](#); [Gary Petershagen](#); [Marcus Tageant](#); [Todd Welch](#); [lsplanning](#)
Subject: Vote yes for the new recreational marijuana store "The Joint" in Lake Stevens.
Date: Wednesday, October 11, 2017 5:28:07 PM

To Members of the City Council,
10/11/17

I live in the city of Lake Stevens and am in full support of The Joint, recreational marijuana shop, opening in Frontier Village. I look

forward to the convenience and location of this second store. Thank you for representing our

communities evolving and progressive needs.

Thank you

Lynda Routh

2710 85th Ave NE

Lake Stevens, Wa 98258

From: [dubb2066](#)
To: [Russell Wright](#)
Subject: The Joint
Date: Saturday, October 14, 2017 7:43:11 AM

I would like to make a statement on behalf of the Joint facility that will possibly move into Lake steven area as the 2nd shop in our area. I for one think that this is needed. There are alot of shops out there and we only have one and that's actually place next to a daycare and to me that's not very good This venture would be great for The community. The Joint is a great establishment by personal identification I have been to these stores they are upscale price worthy and great people. I for one use cannablis for my back injuries and migraines I hate to drive cause of my back and it's hard to find great prices with only 1 selection in the area that is outrageously priced. Most people have to drive to Everett to find and establishment such as the Joint. So im am for the second store that is more convenient 62% of our residents have voted yes on this and would love to see that honored. Thank you for your time in advance for listening have a great day.

Eddie McFerrin

Sent from my T-Mobile 4G LTE Device

From: [Mark Long](#)
To: [Russell Wright](#)
Subject: 2nd store
Date: Tuesday, October 17, 2017 12:51:19 PM

Yes on the Joint

Get [Outlook for Android](#)

From: [Amber Steen](#)
To: [Russell Wright](#)
Subject: New Lake Stevens Location
Date: Monday, October 30, 2017 7:31:37 PM

To whom it may concern,

I'm writing to express my excitement for having a second recreational marijuana store in Lake Stevens. The location could not be better. It will be very convenient and in a safe, highly trafficked area. I am hopeful that this store will be open in the near future.

Thanks

Amber Steen

From: [Terri Mahoney](#)
To: [Kim Daughtry](#); [Kurt Hilt](#); [Kathy Holder](#); [Rauchel McDaniel](#); [Gary Petershagen](#); [Marcus Tageant](#); [Todd Welch](#); [Russell Wright](#)
Subject: New Recreational Store
Date: Tuesday, October 31, 2017 6:29:40 AM

To whom it may concern,

I'm writing to express my excitement for having a second recreational marijuana store in Lake Stevens. The location could not be better. It will be very convenient and in a safe, highly trafficked area. I am hopeful that this store will be open in the near future.

Thanks

Terri Mahoney

From: [Staci Eyman](#)
To: [Kim Daughtry](#); [Kurt Hilt](#); [Kathy Holder](#); [Rauchel McDaniel](#); [Gary Petershagen](#); [Marcus Tageant](#); [Todd Welch](#); [Isplanning](#)
Subject: The Joint in Lake Stevens
Date: Tuesday, October 17, 2017 10:58:03 PM

To whom it may concern,
I live in the city of Lake Stevens and am in full support of The Joint, opening in Frontier Village.
Thank you for representing our communities evolving and progressive needs.
Thanks,

Get [Outlook for iOS](#)

From: [Carrie Ford](#)
To: [Kim Daughtry](#); [Kurt Hilt](#); [Kathy Holder](#); [Rauchel McDaniel](#); [Gary Petershagen](#); [Marcus Tageant](#); [Todd Welch](#); [Russell Wright](#)
Subject: The Joint
Date: Tuesday, October 31, 2017 12:36:40 PM

Dear Council,

I live in Lake Stevens and work in the medical field and am ecstatic that we are going to progress as a community by providing another recreational marijuana store. I have seen firsthand how positively it can impact those with disabilities or other serious medical diagnosis'. Thank you for bringing this second store into our community.

Sincerely,

Carrie Ford